

16-521 DISTRICT "REC" RECREATIONAL DISTRICT.

- 521.1 INTENT. The "REC" Recreation District is intended for the purpose of providing locations for public and private recreation activities for the citizens of Gardner which generally are conducted outdoors and require the use of large areas of land. Detailed preliminary and final plans of such projects shall be required prior to the issuance of permits to reduce possible adverse effects on surrounding residential or commercial areas.
- 521.2 PERMITTED USES. In District REC no building or structure, land or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered except for one or more of the following uses.
- A. Amusement parks.
 - B. Arenas.
 - C. Athletic fields.
 - D. Coliseums.
 - E. Golf courses including regulation, short par, driving ranges, pitch and put miniature golf.
 - F. Public parks and playgrounds.
 - G. Race tracks including vehicles, dogs and horses.
 - H. Skating rinks.
 - I. Tennis courts.
- 521.3 PLAN APPROVAL. Preliminary and final plans of the project shall be approved by the Planning Commission and City Council prior to the issuance of permits. The procedure for rezoning and plan approval shall be as follows:

A tract of land may be zoned REC only upon application by the owner or his/her agent, and only upon approval of a development plan.

The Planning Commission shall advertise and hold a public hearing on the plan as provided by law. At such time as the development as planned meets with the approval of the commission, the same shall be duly approved, properly endorsed and identified and sent on to the council for action. Upon final approval of the plan and the rezoning of the tract as required by law, construction may proceed and conformance with the plan and all supporting documentation is mandatory. All final plans shall be submitted to the Planning Commission and approved as to compliance with the development plan prior to the issuance of a building permit. The final plans submitted shall include landscape plan showing species and size of all plant materials, areas to be seeded, sodded, etc., all to be in keeping with the development plan as approved. If in the judgment of the commission, the concept of development, as depicted on the final plans, deviates substantially from the concept of the development plan submitted for zoning, the commission may deny the request for final plan approval. The applicant, in this case, may apply for a new hearing, with publication and posting as required in Article 15, and the commission and Council may approve or deny the final plans after said hearing. All decisions of the Planning Commission may be appealed to the City Council who may reverse or affirm the same.